



Minutes

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ May 23, 2013 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Vacant
Place 3 Ronald Abruzzese – Vice Chair**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler**

1. Call to Order
Vice Chairman Abruzzese called the meeting to order at 7:02 p.m.
2. Roll Call
**All Commissioners were present except Commissioner Allen.
Commissioner Allen took his seat at 7:03 pm**
3. Approval of Minutes:
Regular Planning & Zoning Meeting: April 25, 2013
**Motion made by Commissioner Seiler to approve the minutes,
seconded by Commissioner Stephenson. Motion passed unanimously**

Commissioner Sokol – abstain
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker
Jim Bechtol introduced the new Planning Director Tom Yantis.

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| Public Hearing |
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5. Subdivision Case #12-CP-001: Hold a public hearing and consider action on the NWC Crystal Falls at 183A Concept Plan, for 5.876 acres more or less; WCAD Parcels #R351261, R395924, R472317, and R472206; generally located at the northwest corner of E Crystal Falls Parkway and 183A Toll Road, Leander, Williamson County Texas. Applicant/Agent: T. Walter Hoysa, P.E. (Longaro & Clarke) on behalf of 2951 Williams Drive, Ltd.

a) Staff Presentation

Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Walter Hoysa was present for questions.

c) Open Public Hearing

**Vice Chairman Abruzzese opened the public hearing.
No one wished to speak**

d) Close Public Hearing

Vice Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place

f) Consider Action

**Commissioner Seiler motioned to approve with staff recommendation, Commissioner Stephenson seconded the motion.
Motion passed unanimously.**

6. Subdivision Case #13-PP-002: Hold a public hearing and consider action on the Villas at Vista Ridge Preliminary Plat for 18.732 acres more or less; WCAD Parcels #R031366 and R430360; located at the southwest corner of Vista Ridge Drive and South Bagdad Road, Leander, Williamson County Texas. Applicant/Agent: Geoff Guerrero (Carlson, Brigrance & Doering), on behalf of SDC West Brook Partners, LP

a) Staff Presentation

Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Geoff Guerrero answered Commissioners questions.

c) Open Public Hearing

**Vice Chairman Abruzzese opened the public hearing.
No one wished to speak**

d) Close Public Hearing

Vice Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place

f) Consider Action

**Commissioner Stephenson motioned to approve with staff recommendation, Commissioner Saenz seconded the motion.
Motion passed unanimously.**

7. Subdivision Case 13-FP-007: Hold a public hearing and consider action on the Fairways at Crystal Falls, Section 2, Phase 3 Final Plat for 12.027 acres more or less; WCAD Parcel #R508214 and TCAD Parcel 819302; generally located to the southwest of the intersection of Crystal Falls Pkwy and Lakeline Boulevard; more specifically located to the north east of the intersection of Long Bow Drive and Traditions Court; Williamson and Travis Counties, Texas. Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Taylor Morrison at Crystal Falls, LLC.

a) Staff Presentation

Robin Griffin, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Frank Phelan answered Commissioners questions.

c) Open Public Hearing

**Vice Chairman Abruzzese opened the public hearing.
No one wished to speak**

d) Close Public Hearing

Vice Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place

f) Consider Action

**Commissioner Seiler motioned to approve with staff recommendation, Commissioner Saenz seconded the motion.
Motion passed unanimously.**

8. Zoning Case 13-Z-005: Hold a public hearing and consider action on the rezoning of a parcel located at 208 S. Brushy St., for .2686 acres more or less; Parcels #R036124. Currently, the property is zoned SFU-2-B (Single-Family Urban). The property is proposed to be zoned PUD/TOD Planned Unit Development/Transit Oriented Development, Leander, Williamson County, Texas. Applicant: Michael A. Irene

a) Staff Presentation

Robin Griffin, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Michael Irene was present for questions.

c) Open Public Hearing

**Vice Chairman Abruzzese opened the public hearing.
B.W. Pruitt spoke against**

d) Close Public Hearing

Vice Chairman Abruzzese closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

**Commissioner Stephenson motioned to approve the PUD/TOD
(Planned Unit Development/Transit Oriented Development) zoning,
Commissioner Sokol seconded the motion. Motion passed
unanimously.**

9. Zoning Case 13-Z-011: Hold a public hearing and consider action on the rezoning of a parcel located at 205 Brushy St. for 0.355 acres more or less; Parcels #R036130. Currently, the property is zoned SFU-2-B (Single Family Urban). The property is proposed to be zoned PUD/TOD (Planned Unit Development/Transit Oriented Development), Leander, Williamson County, Texas. Applicant Holly Harris

a) Staff Presentation

Robin Griffin, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Holly Harris spoke on the purpose for the rezoning.

c) Open Public Hearing

**Vice Chairman Abruzzese opened the public hearing.
B.W. Pruitt spoke against**

d) Close Public Hearing

Vice Chairman Abruzzese closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Commissioner Sokol motioned to approve PUD/TOD (Planned Unit Development/Transit Oriented Development) zoning, Commissioner Sanez seconded the motion. Motion passed unanimously.

10. Zoning Case 13-Z-008: Hold a public hearing and consider action on the rezoning of a parcel located at 350 Bagdad Rd. North for 0.941 acres more or less; Parcel #R031388. Currently, the property is zoned GC-3-C (General Commercial). The property is proposed to be zoned LI-5-C (Light Industrial) Leander, Williamson County, Texas. Applicant: Darren Quick on behalf of V & J Properties, LTD

a) Staff Presentation

Robin Griffin, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Joe Higginbotham was present for questions.

c) Open Public Hearing

**Vice Chairman Abruzzese opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Vice Chairman Abruzzese closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Commissioner Sokol motioned to approve the LI-5-C (Light Industrial), Commissioner Saenz seconded the motion. Motion passed unanimously.

Meeting adorned at 7:45 pm

Vice Chair, Abruzzese

ATTEST: _____
Ellen Pizalate, P & Z Secretary